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**S-4506**  
**LCC MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**March 12, 2015**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the property owner with consent given by John Scheumann, member and represented by Justin Frazier of TBird Design Services, is seeking primary approval of a three lot single-family subdivision on 1.94 acres, located on the south side of Cherokee Avenue, just west of S. 9th Street on the Lafayette Country Club property, Lafayette, Fairfield 29 (SE) 23-4.

**AREA ZONING PATTERNS:**

The site is zoned R1 as is the adjacent property. Across Cherokee Avenue is R1B zoning and to the northwest the old Highland Elementary School is zoned PDRS.

**AREA LAND USE PATTERNS:**

The Lafayette Country Club golf course abuts the three proposed lots on three sides; to the north the land is occupied by the single-family houses of the Highland Park Neighborhood. The lots are unimproved; however Lot 2 has an existing irrigation well surrounded by a chain link fence. There is a note on the sketch plan that states this well will be relocated.

**TRAFFIC AND TRANSPORTATION:**

Cherokee Avenue is classified as an urban local road by the adopted *Thoroughfare Plan*. There is some question as to whether or not the required 25' half-width right-of-way has already been dedicated. The developer has agreed to dedicate the required right-of-way on the final plat to remove any doubt. The city is not requiring a "no vehicular access" statement.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

An email from the Lafayette City Engineer's Office states that, "No public infrastructure is required. The City does have adequate capacity to serve the proposed residential lots." The email continues regarding drainage on-site, "Drainage will be evaluated when building permits are requested. We have asked that as much storm water as possible be directed to the south rather than to Cherokee Ave."

**CONFORMANCE WITH UZO REQUIREMENTS:**

The required building setbacks have been shown. Lot width and area exceed ordinance standards for the R1 zone.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.